



Flat 24 Branksome Court 5 Western Road, Poole BH13 7BD  
£430,000 Share of Freehold





A well presented, three double bedroom apartment situated in a well sought after location. Only a short walk from Canford Cliffs Village and the Blue Flag Beaches, this property is a perfect for a holiday home or downsizer.

- THREE DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- NO FORWARD CHAIN
- FIFTH FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- GARAGE AND PARKING
- CANFORD CLIFFS LOCATION
- BRIGHT AND SPACIOUS

### Canford Cliffs

Canford Cliffs Village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht clubs as well as a whole host of water-sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

### Property Comprises

This apartment boasts excellent, versatile accommodation and benefits from being well presented throughout. The entrance door gives access to a large hallway with doors to all principal rooms which comprise of a large living/dining room with sliding doors leading out to a sunny south facing balcony and overlooks the beautifully manicured communal gardens. A separate dining room, master bedroom with en-suite shower room, two separate double bedrooms, further bathroom, plenty of storage cupboards and garage. Ample visitors parking to the front of the block.





**Key Drummond**  
Tel: 01202 700771

This is a detailed floor plan of a 3-bedroom house. The layout includes a central lounge area, a dining room, a kitchen, and a bathroom. There are three bedrooms, each with its own wardrobe. A master bedroom features an ensuite bathroom. The house also has a balcony and a storage area. The rooms are labeled as follows:

- Master Bedroom:** Located at the top right, featuring an ensuite bathroom with a bathtub, toilet, and sink.
- Bedroom Two:** Located in the middle left, with a built-in wardrobe.
- Bedroom Three:** Located at the top left, with a built-in storage area.
- Bedroom:** Located at the bottom left, with a built-in wardrobe.
- Lounge:** A large open area on the right side of the house.
- Dining Room:** Located in the center, adjacent to the lounge.
- Kitchen:** Located at the bottom left, featuring a refrigerator, oven, and sink.
- Bathroom:** Located in the middle left, featuring a bathtub, toilet, and sink.
- Ensuite:** Attached to the master bedroom.
- Wardrobe:** Multiple wardrobes are provided for each bedroom.
- Storage:** A storage area is located near the master bedroom.
- Balcony:** A balcony is located on the right side of the house.

• All room dimensions given above are approximate measurements  
These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:  
• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

- The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

| Environmental Impact (CO <sub>2</sub> ) Rating |          |
|------------------------------------------------|----------|
| Current                                        | Targeted |

  

| England & Wales |                                                                                                                                                                                                                                                                                                                                                     |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | <p>2021: 100.4 million tonnes</p> <p>2022: 100.4 million tonnes</p> <p>2023: 100.4 million tonnes</p> <p>2024: 100.4 million tonnes</p> <p>2025: 100.4 million tonnes</p> <p>2026: 100.4 million tonnes</p> <p>2027: 100.4 million tonnes</p> <p>2028: 100.4 million tonnes</p> <p>2029: 100.4 million tonnes</p> <p>2030: 100.4 million tonnes</p> |